

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
Cor. NE/S Reisterstown Road *
MWS Montrose Avenue * ZONING COMMISSIONER
9633 Reisterstown Road *
3rd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
SSAK Partnership, Petitioner * Case No. 97-347-SPH
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on an Order for Remand issued by the County Board of Appeals for Baltimore County, (hereinafter "Board") on September 10, 1997. On that date, the Board ordered that the matter be remanded to the Zoning Commissioner for further proceedings and to determine whether the Petitioner's request to permit a used motor vehicle sales lot is a legal nonconforming use. The subject property at issue is known as 9633 Reisterstown Road and is owned by SSAK Partnership.

Originally, a Petition for Special Exception for the subject property was filed in 1983, seeking approval to add a used car dealership to an existing service garage. By opinion and Order dated October 19, 1983, then Zoning Commissioner, Arnold Jablon, granted the special exception. However, he imposed 10 conditions on the grant of the relief as more fully set forth in his Order.

A second zoning case was held in 1984. In that year, the Petitioner filed Petitions for Special Hearing and Variance, seeking approval to allow a crusher run surface in lieu of the required durable and dustless surface. By opinion and Order dated November 21, 1984, Commissioner Jablon granted the Petitions. However, in his Order, he observed that the conditions and restrictions previously imposed in the Order issued in case No. 84-97-X were reincorporated and continued.

A third Petition for this property was filed in 1997. A Petition for

ORDER RECORDED - ON FILE
Date 11/13/97
By [Signature]

UNRECORDED

Special Hearing was filed seeking relief to amend the site plan and Order granted in case No. 84-97-X. By my Order dated June 9, 1997, I granted the Petition for Special Hearing. However, in so granting the relief, I ordered that the Petitioner comply with the terms and restrictions set out in the Zoning Plans Advisory Committee comments from the Development Plans Review Division dated March 10, 1997, and from the comment authored by the Office of Planning dated March 12, 1997.

A timely appeal was taken of that Order. However, prior to a hearing on the merits of that appeal, the Office of the People's Counsel moved that the case be remanded to the Zoning Commissioner. Apparently, that Motion was supported by the Petitioner. As noted above, the Motion was granted and the case, therefore, remanded.

In view of the remand, a second public hearing was scheduled for this case for October 15, 1997. At that hearing, the Petitioner, by Stanley Dansicker, Partner, appeared. Also present was Paul Lee of Paul Lee Engineering, Inc. There were no Protestants present.

The subject matter of the remand hearing was directed by the Board's Order; specifically, for further proceedings to determine whether the Petitioner's operation of the site as a used car sales lot is a legal nonconforming use. In this regard, it is of note that the property, as far back as 1983, was zoned B.R. Under that zoning classification, a used motor vehicle outdoor sales area, separated from a sales agency building, is permitted by special exception, pursuant to Section 236.4 of the BCZR. It was under that section that Commissioner Jablon, no doubt, granted the Petition for Special Exception. In 1992, however, the zoning of the property was changed by the County Council. As the result of the quadrennial zoning process which occurred that year, the property was downzoned to the B.L. classification. The B.L. classification does not permit the

ORDERED: 11/13/97
Date
By: [Signature]

MICROFILMED

used motor vehicle outdoor sales area either by right or special exception.

In view of this current zoning, the Board has directed that I take testimony and evidence to determine whether the use is nonconforming. Nonconforming uses are defined in Section 101 of the BCZR and regulated in Section 104 thereof. The nonconforming use designation is utilized to grandfather a use which has become impermissible due to a change in the zoning of the property on which it is situated, or an amendment to the BCZR. As noted above, the used motor vehicle outdoor sales area was a permitted use by the granting of the special exception in 1983, however, it became impermissible, unless nonconforming use status was conferred, by the zoning change in 1992.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the designation of the business operation on this property as a nonconforming use is appropriate. Mr. Dansicker's testimony was persuasive that the use motor vehicle outdoor sales area was established on this site prior to 1992 and has continued uninterruptedly and continuously since then. Thus, nonconforming use status for a used motor vehicle outdoor sales area shall be conferred on this property.

Moreover, as a condition precedent to the granting of that relief, I shall, again, require compliance with the Zoning Advisory Committee comments (ZAC) referenced above. Specifically, the Petitioner shall comply with the requirements set forth in comment from the Development Plans Review Division, dated March 10, 1997 and from the office of Planning dated March 12, 1997.

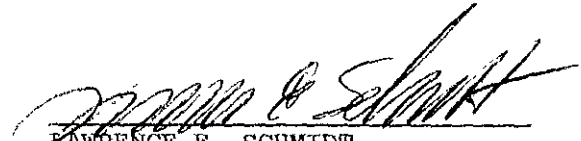
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

MICROFILMED

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of November 1997, that the legal nonconforming use status for the subject property as a used motor vehicle outdoor sales area lot is hereby CONFERRED, subject, however, to the following restrictions.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Development Plans Review Division, dated March 10, 1997, and from the Office of Planning, dated March 12, 1997, are adopted in their entirety and made a part of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

11/13/97
M. H. H. H.

RECORDED



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

November 10, 1997

Mr. Paul Lee
Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

Mr. Stanley Dansicker
2719 North Point Boulevard
Baltimore, Maryland 21222

RE: Petition for Special Hearing
Property: 9633 Reisterstown Road
SSAK Partnership - Petitioner
Case No. 97-347-SPH

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mn
att.

c: Mr. and Mrs. Vernon Robinson
27 Montrose Avenue
Garrison, Md. 21055
c: Ms. Jane A. Allen
8 Harden Avenue
Garrison, Md. 21055
c: People's Counsel

MICROFILMED



RE: PETITION FOR SPECIAL HEARING
9633 Reisterstown Road, Corner of
NE/S Reisterstown Road, NW/S
Montrose Avenue, 3rd Election
District, 3rd Councilmanic

SSAK Partnership
Petitioner

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BEFORE THE

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

CASE NUMBER: 97-347-SPH


ORDER

Upon consideration of the record, hearing, and deliberation on
August 27, 1997 concerning PEOPLE'S COUNSEL'S Motion to Remand, it
is, this 10th day of September, 1997, by the County Board of
Appeals of Baltimore County

ORDERED that the case be, and hereby is remanded to the Zoning
Commissioner of Baltimore County for further proceedings and to
determine whether Petitioner's request for Used Car Lot use is a
legal nonconforming use.


LAWRENCE M. STAHL, Chairman


MARGARET WORRALL, Panel Member


THOMAS P. MELVIN, Panel Member

MICROFILMED



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

September 10, 1997

Peter Max Zimmerman
People's Counsel
for Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: Case No. 97-347-SPH
SSAK Partnership

Dear Mr. Zimmerman:

Enclosed please find a copy of the Order issued this date by the County Board of Appeals of Baltimore County in consideration of the Motion to Remand filed by People's Counsel in the subject matter.

Very truly yours,

Kathleen C. Bianco

Kathleen C. Bianco
Legal Administrator

encl.

cc: Stanley Densicker - SSAK Partnership
Paul Lee - Paul Lee Engineering, Inc.
Vernon and Jane Robinson
Pat Keller, Director /Planning
Lawrence E. Schmidt /Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

410-821-5941

MICROFILMED





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

RECEIVED

97 SEP -2 PM 3:41

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

September 2, 1997

Lawrence M. Stahl, Panel Chairman
Board of Appeals of Baltimore County
Room 49 Courthouse
400 Washington Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR SPECIAL HEARING
9633 Reisterstown Road, Corner of
NE/S Reist. Rd, NW/S Montrose Ave,
3rd Election Dist, 3rd Councilmanic
SSAK PARTNERSHIP, Petitioner
Case No.: 97-347-SPH

Dear Chairman Stahl:

Enclosed for your review and approval is the proposed Order
in the above case.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

PMZ/caf
Enclosure

cc: Stanley Dansicker, G.P., SSAK Partnership,
2719 North Point Blvd., Baltimore, MD 21222, Petitioner

Vernon and Jane Robinson, 27 Montrose Avenue,
Garrison, MD 21055, Protestants

MICROFILMED

7-25 '91

RECEIVED
COUNTY BOARD OF APPEALS


97 JUL 25 PM 1:56

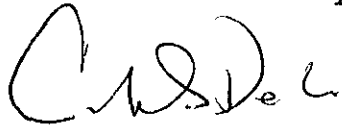
IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
9633 Reisterstown Road *
3rd Election District * COUNTY BOARD OF APPEALS
3rd Councilmanic District * OF BALTIMORE COUNTY
SSAK PARTNERSHIP *
Petitioner * Case No. 97-347-SPH
* * * * *

MOTION TO REMAND

PEOPLE'S COUNSEL FOR BALTIMORE COUNTY moves to remand this case to the Zoning Commissioner because, upon further review, it appears to be in the public interest for the Petitioner to have the opportunity to request a determination on whether its proposed use qualifies as within the scope of its nonconforming automotive uses in existence prior to the 1988 rezoning from B.R. (Business Roadside) to B.L. (Business Local).

For this reason, and as shall be further explained at the County Board of Appeals hearing, the case should be remanded to allow a revision and reconsideration of the petition.


PETER MAX ZIMMERMAN
People's Counsel for
Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204
410-887-2188

Case No. 97-347-SPH SSAK Partnership -Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25 day of July, 1997, a copy of the foregoing Motion to Remand was mailed to Paul Lee Engineering, 304 W. Pennsylvania Avenue, Towson, MD 21204; and to Stanley Dansicker, SSAK Partnership, 2719 North Point Boulevard, Baltimore, MD 21222, Petitioner.


PETER MAX ZIMMERMAN

IN RE: PETITION FOR SPECIAL HEARING
Cor. of NE/S Reisterstown Road
NW/S Montrose Avenue
9633 Reisterstown Road
3rd Election District
3rd Councilmanic District
SSAK Partnership
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-347-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 9633 Reisterstown Road in northwestern Baltimore County. The Petition is filed by SSAK Partnership, property owner, through Stanley Dansicker, General Partner. Special Hearing relief is requested to amend the site plan and Order in zoning case 84-97-X. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Stanley Dansicker, General Partner of SSAK Partnership. Also present was Paul Lee, the engineer who prepared the site plan. Appearing as interested persons were Vernon and Jane Robinson and Jane A. Allen, nearby residents in the community known as Garrison.

Testimony and evidence presented was that the subject site is .45 acres in net area, (19,552 sq. ft.) zoned B.L. The property is roughly rectangular in shape and is located at the intersection of Reisterstown Road and Montrose Avenue.

The property has a zoning history. A Petition for Special Exception was filed in 1983, seeking approval to add a used car dealership to an already existing service garage. By opinion and Order dated October 19, 1983, then Zoning Commissioner, Arnold Jablon, granted the Petition for

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Special Exception. However, he imposed ten conditions on the grant of the relief, as are more fully set forth in his Order.

A second zoning case was heard in 1984. In that year, the Petitioner filed Petitions for Special Hearing and Variance, seeking approval to allow a crusher run surface in lieu of the required durable and dustless surface. By opinion and Order dated November 21, 1984, Commissioner Jablon granted the Petitions. However, it is of note that he specifically provided, in that Order, that the ten conditions and restrictions previously imposed in case No. 84-97-X were reincorporated and continued.

The Petitioner has filed the instant Petition for Special Hearing seeking elimination of some of those restrictions. Specifically, the restrictions sought to be eliminated are listed on the site plan and are numbered 3, 4, 5, 6, 9 and 10 in Commissioner Jablon's original Order. Although same will be discussed in detail hereinafter, they generally relate to the number of cars which can be stored on the lot, the parking and storage of said vehicles and certain site improvements which were required.

Mr. Lee testified and noted that the property was originally zoned B.R., but was rezoned B.L. during the 1988 comprehensive process. The property remains in the B.L. zone at the present time. He also testified that the property owner leases the property to Koons Lincoln Mercury, an automobile dealership which is located nearby. Apparently, that dealership utilizes the property to store vehicles on the site.

The site plan which was submitted in the instant case shows that a proposed single story office building will be constructed towards the rear of the property. Additionally, an area of landscaping is shown, to buffer the lot, building and activities thereon from the residences which exist further down Montrose Avenue. The site plan also shows a proposed dis-

ORDER RECORDED FOR FILING
DATE 6/9/99
BY [Signature]

play area for vehicles located in the front of the site adjacent to Reisterstown Road, a used car storage area and a customer parking area.

Comments were offered from member agencies of the Zoning Plans Advisory Committee (ZAC) regarding the Petition. A comment was offered by Robert W. Bowling, Development Plans Review Division of the Office of Permits and Development Management. The Office of Planning also offered a comment stating that they were, "... not aware of any change in site conditions or circumstances that warrant a change to the original Order of zoning case No. 84-97-X. It is recommended that the original Order remain as issued unless significant site improvements are made." (emphasis added) The Planning comment also indicates that the site suffers to a degree from deferred maintenance.

Based upon the testimony and evidence offered as well as my site inspection, I believe that the Office of Planning's comment is appropriate. In my judgment, relief can and should be granted assuming significant site improvements are made. In this regard, it appears that relief was granted under the prior cases pursuant to a site plan submitted at that time, the details of which were never fully implemented. Such a result should not be repeated; if the Petitioner desires to eliminate many of the restrictions originally imposed, then the site should be upgraded to provide better access and screening from the adjacent residences.

Based upon the testimony and evidence offered, I shall, therefore, grant the Petition for Special Hearing. However, in so granting, I shall adopt and incorporate as a condition thereto, a requirement that the Petitioner comply with the recommendations offered by the ZAC comments mentioned above. In essence, these conditions relate to proposed improvements to the property, including access thereto and landscaping of the site to buffer the nearby residential community. If the Petitioner agrees

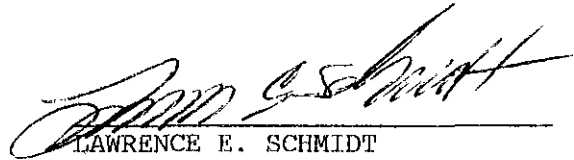
ORDER RECEIVED FOR FILING
Date 6/9/97
By Jm. Grant

to undertake the necessary improvements to the property in accordance with the ZAC comments, then the prior restrictions shall be removed.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of June 1997 that, pursuant to the Petition for Special Hearing, approval to amend the site plan and Order in zoning case 84-97-X, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC) from Development Plans Review Division dated March 10, 1997 and from the Office of Planning dated March 12, 1997 are adopted in their entirety and made a part of this Order.
2. The site plan and any applications for permits shall reference this Order and conditions contained therein.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 6/9/97
By M. Gourd

MICROFILMED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 5, 1997

Mr. Stanley Dansicker
124A Harry Lane
Owings Mills, Maryland 21117

Mr. Paul Lee
Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 97-347-SPH
Property: 9633 Reisterstown Road

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

MICROFILMED

3-28-97

RE: PETITION FOR SPECIAL HEARING
9633 Reisterstown Road, Corner of NE/S
Reisterstown Road, NW/S Montrose Avenue
3rd Election District, 3rd Councilmanic

SSAK Partnership
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-347-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Stanley Dansicker, 2719 North Point Blvd., Baltimore, MD 21222, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

Paul Lee, P.E.

Paul Lee Engineering Inc.

304 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5944

97-347-
SPH

DESCRIPTION

#9633 REISTERSTOWN ROAD
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, said point being located at the intersection of the north side of Montrose Avenue and the east side of Reisterstown Road, thence binding on the east side of Reisterstown Road (1) North 41° West 105.76 feet, thence leaving said east side of Reisterstown Road (2) North $49^{\circ}24'00''$ East 198.99 feet, and (3) South $26^{\circ}23'00''$ East 109.10 feet to the north side of Montrose Avenue, thence binding on the north side of Montrose Avenue (4) south $49^{\circ}24'00''$ East 171.46 feet to the place of beginning.

Containing (19,552 S.F.+) 0.45 acres of land, more or less.



347

Engineers — Surveyors — Site Planners

MICROFILMED

2/5/97

#347



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

97-347-SPH

9633 Reisterstown Road

which is presently zoned "BL"

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve to amend the Site Plan and Order of Zoning Case #84-97X.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

~~CITY OF BALTIMORE~~ Engineer:

Paul Lee Engineering, Inc.

(Type or Print Name)

Signature

304 W. Pennsylvania Avenue

Address

Towson, MD 21204

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

SSAK Partnership

Stanley Dansicker, General Partner

(Type or Print Name)

Signature

(Type or Print Name)

Signature

2719 North Point Blvd. 288-6646

Address

Phone No.

Baltimore MD 21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Stanley Dansicker

Name

2719 North Point Blvd., 21222 288-6646

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

3 hr

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: mm DATE 2/19/97

MICROFILMED



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-347-SPH
9633 Reisterstown Road
corner of MEIS Reisterstown
Road, MWIS, Montrose Avenue
3rd Election District
3rd Councilingatic
Legal Owner(s):
SSAK Partnership
Special Hearing: to amend
the site plan and order in zoning
case #84-97-X.
Hearing: Tuesday, April 1,
1997 at 10:00 a.m. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.
(2) For information concerning
the File and/or Hearing,
Please Call 887-3351.

3/1/97 March 6 C124384

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/6, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/6, 1997.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-347-SPH

Petitioner/Developer:
(SSAK Partnership)
Date of Hearing/Closing:
(April 1, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

_____ 9633 Reisterstown Road Owings Mills, Maryland 21117 _____

**The sign(s) were posted on _____ March 14, 1997 _____
(Month, Day, Year)**

Sincerely,

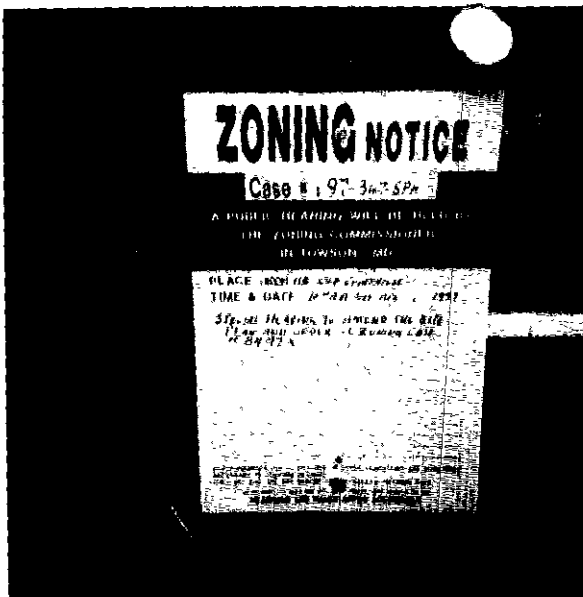

(Signature of Signer & Date)

**_____ Thomas P. Ogle, Sr. _____
(Printed Name)**

**_____ 325 Nicholson Road _____
(Address)**

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8495 _____
(Telephone Number)**



97-347-SPH

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-347 SPH

Petitioner/Developer: _____

SSAK PARTNERSHIP

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

9633 REISTERSTOWN RD.

The sign(s) were posted on 8/13/97
(Month, Day, Year)

Sincerely,

Gary Freund 8/13/97

(Signature of Sign Poster and Date)

GARY FREUND

(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: to amend the site plan and order of
Zoning Case # 84-97 X

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 347

Petitioner: SSAK Partnership

Location: 9633 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Stanley Dansicker

ADDRESS: 2719 North Point Blvd.

Balto. md. 21222

PHONE NUMBER: (410) 288-6646

AJ:ggs

(Revised 09/24/96)

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
March 6, 1997 Issue - Jeffersonian

Please forward billing to:

Stanley Dansicker
SSAK Partnership
2719 North Point Boulevard
Baltimore, MD 21222
288-6646

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-347-SPH
9633 Reisterstown Road
corner of NE/S Reisterstown Road, NW/S Montrose Avenue
3rd Election District - 3rd Councilmanic
Legal Owner(s): SSAK Partnership

Special Hearing to amend the site plan and order in zoning case #84-97-X.

HEARING: TUESDAY, APRIL 1, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-347-SPH
9633 Reisterstown Road
corner of NE/S Reisterstown Road, NW/S Montrose Avenue
3rd Election District - 3rd Councilmanic
Legal Owner(s): SSAK Partnership

Special Hearing to amend the site plan and order in zoning case #84-97-X.

HEARING: TUESDAY, APRIL 1, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: SSAK Partnership
Paul Lee Engineering, Inc.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 17, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





August 13, 1997

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

032655

DATE 2-14-97 ACCOUNT 01-615

Enter: 247
By: M70

AMOUNT \$ 250.00

RECEIVED FROM: SSAK Partnership - 9633 Reisterstown Rd

FOR: 040 Sp. Hearing (Comm) - \$250.00

01/0000012000000000

01/0000000000000000

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Case No. 97-347-SPH

SSAK Partnership - Petitioner

Corner of NE/s Reisterstown Road, NW/s
Montrose Avenue (9633 Reisterstown Road)

3rd District Appealed: 7/2/97

(attached Petitioner's
No. 1 - Plat to accompany
Special Hearing)

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 27, 1997

Mr. Stanley Dansicker
SSAK Partnership
2719 North Point Boulevard
Baltimore, MD 21222

RE: Item No.: 347
Case No.: 97-347-SPH
Petitioner: SSAK Partnership

Dear Mr. Dansicker:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 19, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3-5-97
Item No. 347 MJK

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

99-1103

3/14/97
TO WORK
OF

TO: Arnold Jablon, Director
Department of Permits and Development Management

DATE: March 12, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 9633 Reisterstown Road

INFORMATION:

Item Number: 347

Petitioner: SSAK Partnership

Property Size:

Zoning: BL

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The office of Planning is not aware of any change in site conditions or circumstances that warrant a change to the original order of Zoning Case #84-97X. It is recommended that the original order remain as issued unless significant site improvements are made.

A field visit at the subject property revealed that, in general, the site suffers to a degree from deferred maintenance. Upgrading conditions of the property would enhance the Reisterstown Road corridor. Therefore, staff supports the applicant's request provided that a landscape plan is submitted to the Office of Planning for review and approval.

Prepared by:

William P. Hefley

Division Chief:

Gary L. Kern

AFK/JL: lsn

ZAC3SSAK/PZONE/ZAC1

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 10, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for March 10, 1997
 Item No. 347

The Development Plans Review Division has reviewed the subject zoning item. All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Montrose Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.

The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

The relocation of any utilities or poles as required by the road improvements.

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Arnold Jablon, Director
March 10, 1997
Page 2

The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

Sidewalks are required adjacent to the public roads serving this site including State roads where applicable. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

This proposal is subject to the Baltimore County Landscape Manual. A Schematic Landscape Plan must be submitted. A 10-foot-wide landscape strip is required along Reisterstown Road, Montrose Avenue and the rear property line.

The access off Montrose Avenue should be 100 feet back from Reisterstown Road.

RWB:HJO:jrb

cc: File

ZONE310.347

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 3, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

344

345

346

347

348

350

352

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SSAK Partnership
Location: DISTRIBUTION MEETING OF MARCH 10, 1997

Item No.: 347 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File

MICROFILMED





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

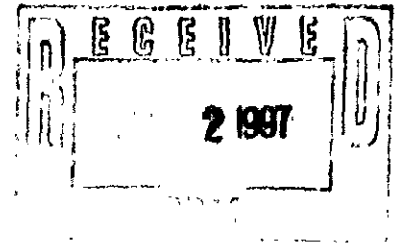
(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

July 2, 1997

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204



Re: PETITION FOR SPECIAL HEARING
9633 Reisterstown Road, Corner of NE/S
Reisterstown Road, NW/S Montrose Avenue
3rd Election District, 3rd Councilmanic
SSAK PARTNERSHIP, Petitioner
Case No. 97-347-SPH

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the Order dated June 9, 1997 of the Baltimore County Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/caf

cc: Stanley Dansicker, G.P., SSAK Partnership, 2719 North Point
Blvd., Baltimore, MD 21222

Vernon and Jane Robinson, 27 Montrose Ave., ^{Owings Mills 21117} ~~Garrison, MD 21055~~

UNRECORDED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 3, 1997

Mr. Stanley Dansicker
SSAK Partnership
2719 North Point Boulevard
Baltimore, MD 21222

RE: Petition for Special
Hearing
Corner of NE/S
Reisterstown Rd., NW/S
Montrose Ave.
(9633 Reisterstown Road)
3rd Election District
3rd Councilmanic District
SSAK Partnership -
Petitioner
Case No. 97-347-SPH

Dear Mr. Dansicker:

Please be advised that an appeal of the above-referenced case was filed in this office on July 2, 1997 by Peter Max Zimmerman and Carole S. Demilio on behalf of the People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call 410-887-3180.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

ARNOLD JABLON
Director

AJ:rye

c: People's Counsel

RECEIVED
COUNTY BOARD OF APPEALS
JUL 8 9 10 AM '97



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

APPEAL

Petition for Special Hearing
Corner of NE/S Reisterstown Road, NW/S Montrose Avenue
(9633 Reisterstown Road)
3rd Election District - 3rd Councilmanic District
SSAK Partnership - Petitioner
Case No. 97-347-SPH

✓ Petition for Special Hearing

✓ Description of Property

✓ Certificate of Posting

✓ Certificate of Publication

✓ Zoning Advisory Committee Comments

- Petitioners Sign-In Sheets

Petitioners' Exhibit: 1 - Plat to Accompany Petition for Special
Hearing

✓ Zoning Commissioner's Order dated June 9, 1997 (Granted)

✓ Notice of Appeal received on July 2, 1997 from Peter Max Zimmerman
and Carole S. Demilio on behalf of the People's Counsel

c: Mr. Stanley Dansicker, 124A Harry Lane, Owings Mills, MD 21117
Mr. Paul Lee, Paul Lee Engineering, Inc., 304 W. Pennsylvania
Avenue, Towson, MD 21204

* People's Counsel of Baltimore County, M.S. 2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

✓ E

Vernon and Jane Robinson
27 Montrose Avenue
Owings Mills, MD 21117

97 JUL -8 AM 9:10
RECEIVED
COUNTY BOARD OF APPEALS

MICROFILMED

Case No. 97-347-SPH

SPH -To amend site plan previously approved in Case No. 84-97-X /elimination of certain restrictions.

6/09/97 -Z.C.'s Order in which Petition for Special Hearing was GRANTED.

7/25/97 -Motion to Remand filed by Office of People's Counsel.

8/13/97 -Notice of Assignment for hearing on Motion to Remand ONLY /no testimony or evidence to be presented; argument only -- scheduled for Wednesday, August 27, 1997 at 9:30 a.m.; notice sent to:

People's Counsel for Baltimore County
SSAK Partnership /Stanley Densicker
/General Partner
Paul Lee Engineering, Inc. /Paul Lee
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

8/15/97 -T/C from Vernon Robinson; forwarded to him copy of Notice of Assignment; added to file (was included on letter of appeal to PDM; left off notification sheet).

MICROFILMED

PETITION PROBLEMS

#344 --- JCM

1. Sign form is incomplete.

#345 --- JCM

1. Sign form is incomplete.

#347 --- MJK

1. Sign form is incomplete.

#348 --- CAM

1. Acreage on folder says ".67" - .67 what???
2. Notary section is incomplete.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

August 15, 1997

Mr. Vernon Robinson
27 Montrose Avenue
Owings Mills, MD 21117

RE: Case No. 97-347-SPH
SSAK Partnership -Petitioner

Dear Mr. Robinson:

In response to your telephone call, enclosed for your information is a copy of the Notice of Assignment /Motion Hearing with regard to the subject matter. The hearing scheduled for Wednesday, August 27, 1997, is for the purpose of receiving argument only on Mr. Zimmerman's Motion to Remand (a copy of which is also enclosed). There will be no evidence or testimony on the merits of the case received by the Board on August 27th.

Your name has been added to the case file so that you will receive copies of notices, rulings, etc. in this matter.

Should you have any questions, please call me at 410-887-3180.

Very truly yours,

A handwritten signature in cursive script, reading "Kathleen C. Bianco".

Kathleen C. Bianco
Administrator

Enclosures

cc: Stanley Dansicker /SSAK Partnership
Peter Max Zimmerman, People's Counsel

MICROFILMED

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION /Motion to Dismiss

IN THE MATTER OF: SSAK Partnership -Petitioner
Case No. 97-347-SPH

DATE : August 27, 1997 @ 9:30 a.m.

BOARD /PANEL : Lawrence M. Stahl (LMS)
Margaret Worrall (MW)
Thomas P. Melvin (TPM)

SECRETARY : Kathleen C. Bianco
Administrator

Those present included Stanley Densicker /SSAK Partnership, Petitioner; and Peter Max Zimmerman, People's Counsel for Baltimore County.

PURPOSE --to deliberate Motion to Remand filed by People's Counsel.

LMS: We are here to publicly deliberate and I will forego my comments regarding public deliberation at this time.

We are asked to remand by the People's Counsel. It seems to be a relatively clear situation. This is a matter -- I applaud People's Counsel's sense of cooperation in discussing this with Mr. Densicker, and hopefully coming up with a solution to everyone's difficulties. Clearly a situation where there as been a change in zoning in 1988, and simply the manner in which Mr. Densicker and SSAK Partnership attempted to do this -- it does seem to go against zoning regulations as they now exist.

As People's Counsel pointed out, if the plan can be amended and presented to Zoning Commissioner in the format of a nonconforming use, for a previously existing zoning, then it appears that the Zoning Commissioner could in fact approve under those auspices the requested plan of SSAK Partnership.

I believe remanding is the appropriate thing to do. Once the plan is redone, there may be no reason for a return to the Board of Appeals.

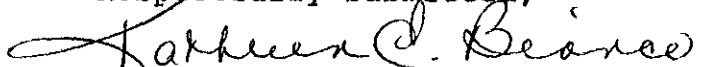
TPM: I have heard what Mr. Stahl has said, and I believe it is clear-cut that we remand the case.

MW: I agree.

LMS: We have unanimously so ruled. People's Counsel has kindly offered to prepare the proposed Order for which we thank him.

If there is no other business, this Board is adjourned.

~~~~~  
Respectfully submitted,

  
Kathleen C. Bianco  
Administrator

MICROFILMED



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

October 8, 1997

Mr. Paul Lee  
304 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
(9633 Reisterstown Road)  
SSAK Partnership - Petitioners  
Case No. 97-347-SPH

Dear Mr. Lee:

This letter is to confirm our recent telephone conversation concerning the above-captioned matter. As I advised you during that conversation, the subject case has been scheduled to be heard by me in open hearing on Wednesday, October 15, 1997 at 11:00 AM. The hearing will be conducted in Room 407 of the County Courts Building. This hearing is being scheduled pursuant to the Order issued by the County Board of Appeals, dated September 10, 1997, which directed that this matter be remanded to the Zoning Commissioner for Baltimore County for further proceedings and to determine whether a used car lot on the subject site is a legal nonconforming use, as requested by the Petitioners.

In that this matter has been sent to me by Order of the Board, I do not believe that posting or advertising of the property is required. However, by copy of this letter, I am sending all interested parties notice of the hearing date.

Please call me if you have any questions regarding this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Stanley Dansicker  
2719 North Point Boulevard, Baltimore, Md. 21222

Mr. & Mrs. Vernon Robinson, 27 Montrose Avenue, Garrison, Md. 21055  
Ms. Jane A. Allen, 8 Harden Avenue, Garrison, Md. 21055

People's Counsel; Case Files

MICROFILMED



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

Inter-Office Correspondence

TO:     Arnold Jablon, Director  
          Office of Permits &  
          Development Management

DATE:   September 10, 1997

FROM:   Charlotte E. Radcliffe *CR*  
          County Board of Appeals

SUBJECT:   SSAK PARTNERSHIP  
            Case No. 97-347-SPH

Pursuant to the Order dated September 10, 1997, in which the County Board of Appeals REMANDED this case to the Zoning Commissioner, we are hereby returning the file to your office.

Should you have any questions, please call me at ext. 3180.

Attachment (Case file No. 97-347-SPH)

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits & Development Management

DATE: April 7, 1999

FROM: Charlotte E. Radcliffe *CR*  
County Board of Appeals

SUBJECT: Closed Files on Remand:

96-161-SPH /John Brooks (ZC Order -8/24/98)  
97-203-SPHA /Larry G. Hoover, et ux (DZC Order 11/18/98)  
97-229-SPHA /E. Walter Bell, Jr. (ZC Order 7/6/98)  
97-347-SPH /SSAK Partnership (ZC Order 11/13/97)

Since the 30-day appellate period has expired with no further appeals having been taken in the above captioned cases, which were remanded to the Zoning Commissioner in 1998, we are hereby noting our records that these files are closed.

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

PAUL LEE  
STANLEY DANSICKER

304 W PENNA AVE 21204  
1249 HARRY LANE 21117



PLEASE PRINT CLEARLY

~~SECRET~~ SIGN-IN SHEET

NAME

ADDRESS

VERNON & JANE ROBINSON

27 MONTROSE AVE

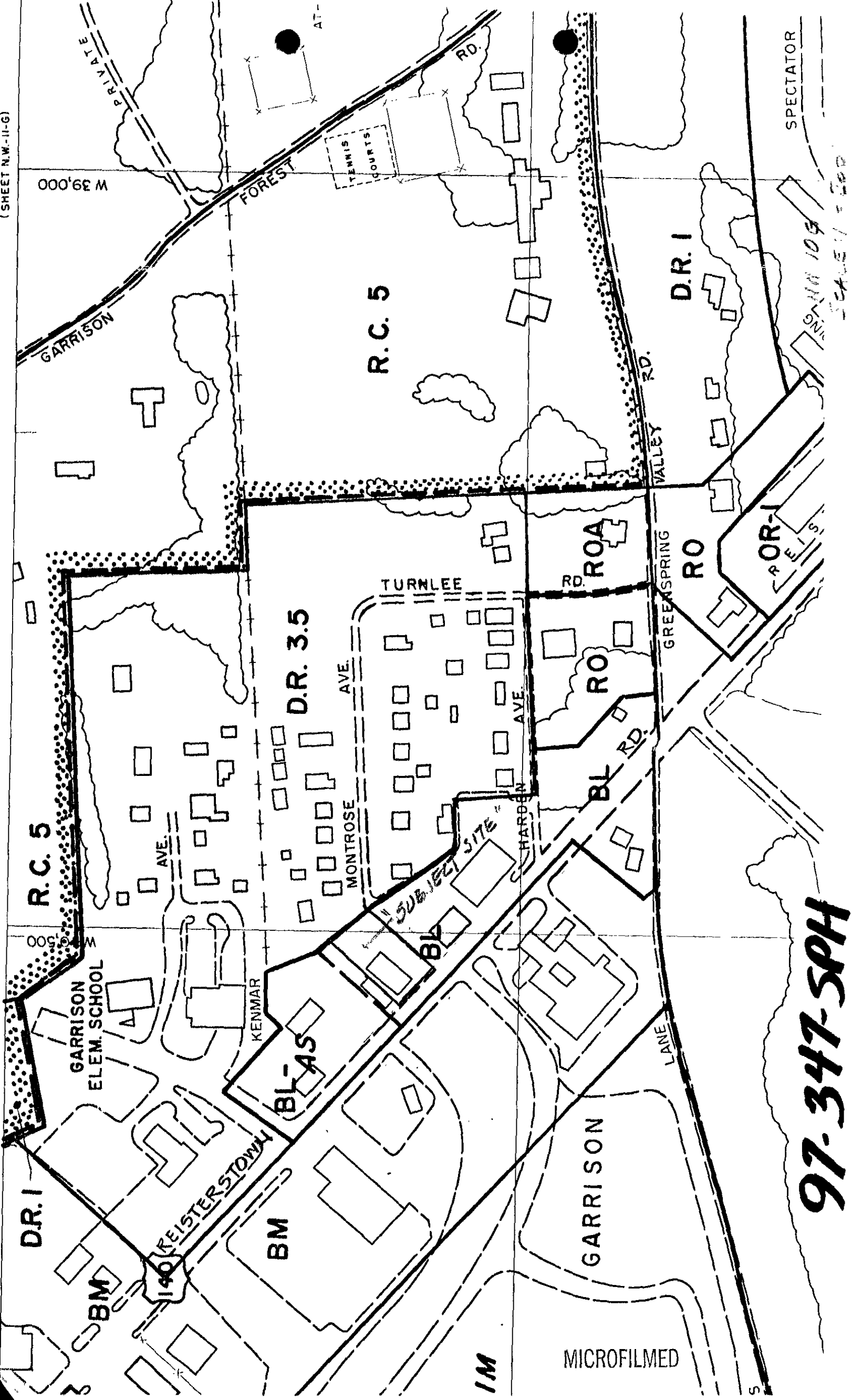
GARRISON, MD 21055

Jane A. Allen

8 HARDEN AVE

GARRISON, MD 21055

MICROFILMED



97-347-SPH

